



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660093850 <b>Parcel ID</b> 23N17E-16-3-00000-000-0000 <b>Cadastral ID</b> 16-23-17-01024 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 330280 CMG PROPERTIES LLC  PO BOX 139 FOYIL OK 74031-0000  <b>Parcel Location</b> <b>Situs</b> 18121 E 380 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.9 - Acres <b>Sec/Twn/Rng</b> 16 / 23 / 17 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-08\IMG_007( 9/10/2020</p>																																																	
<b>Legal Description</b> Lat/Long: 36.46745821 -95.50547139																																																						
E 165' S 502.16' W2 SW SW.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					/	GOLDEN, CHARLES	03/10/2020	0	WB																																													
					2557/936	MCDUGAL, RAFEL G	05/04/2016	0	4																																													
					2195/567	GOLDEN, CHARLES	06/10/2011	0	12																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>95.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 34,241</td> <td>28,618</td> <td>11%</td> <td>3,148</td> <td>Assessed</td> <td>3,922</td> <td>375.49</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 29,535</td> <td>7,040</td> <td> </td> <td>774</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 63,776</td> <td>35,658</td> <td> </td> <td>3,922</td> <td>Total Taxable</td> <td>3,922</td> <td>375.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	Remove Cap	0	Land Value 34,241	28,618	11%	3,148	Assessed	3,922	375.49	Year Frozen	0	Improvements 29,535	7,040		774	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 63,776	35,658		3,922	Total Taxable	3,922	375.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660093850	CMG PROPERTIES LLC	71	54,657	0	3,736	358.00																																															
2024	2024-660093850	CMG PROPERTIES LLC	71	47,794	0	3,557	347.00																																															
2023	2023-660093850	CMG PROPERTIES LLC	71	47,793	0	3,388	334.00																																															
2022	2022-660093850	CMG PROPERTIES LLC	71	32,709	0	3,228	320.00																																															
2021	2021-660093850	CMG PROPERTIES LLC	71	27,940	0	3,074	307.00																																															
2020	2020-660093850	CMG PROPERTIES LLC	71	46,176	0	4,818	486.00																																															
2019	2019-660093850	GOLDEN, CHARLES	71	41,714	0	4,589	470.00																																															
2018	2018-660093850	GOLDEN, CHARLES	71	43,176	0	4,750	482.00																																															
2017	2017-660093850	GOLDEN, CHARLES	71	42,201	0	4,643	476.00																																															
2016	2016-660093850	GOLDEN, CHARLES	71	89,793	0	8,717	907.00																																															
2015	2015-660093850	MCDUGAL, RAFEL G	71	87,780	0	8,302	853.00																																															
2014	2014-660093850	MCDUGAL, RAFEL G	71	85,775	0	7,907	838.00																																															
2013	2013-660093850	MCDUGAL, RAFEL G	71	81,486	0	7,531	788.00																																															



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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable	1.9		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	82,864.00 x .41 = 34,241		
Factor Value			
Adjustments	1.0000		
Lot Value	34,241		



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

**GRM Approach**

GRM Code	
Gross Rent	0.00
Indicated Value	

**Multiple Regression**

MRA Code	
Adusted R	
Indicated Value	

**Direct Comparables**

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	
Lot Value	34,241
Indicated Value	34,241 0.00 Per SqFt
Agland Value	
Site Improvements	29,535
Total Value	63,776 0.00 Total Value Per SqFt

**Cost Approach Manual : 01/2025**

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	34,241
Total Area	x 0	Indicated Value	=	34,241
Adjusted Cost	= 0	Value Per SqFt		0.00

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	36x48x10	Concrete	Formed Metal	1,728
	Qual 3	Cond 3	Year 2005	Eff Age 16		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.13 x 1,728)	46,881	46,881	17,346	29,535